

065.0

0004

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
923,900 / 923,900

USE VALUE:

923,900 / 923,900

ASSESSED:

923,900 / 923,900


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
205-207		MYSTIC ST, ARLINGTON

OWNERSHIP

Owner 1:	VERIKIOS PETER/VASILIKI	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 23 LAKEHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VERRIKIOS PANAGIOTIS -

Owner 2: -

Street 1: 207 MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,896 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2328 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6896		Sq. Ft.	Site		0	70.	0.82	12			Med. Tr	-10					394,935						394,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										41724
GIS Ref										
GIS Ref										
Insp Date										06/11/09

!5608!

USER DEFINED

Prior Id # 1:	41724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	20:28:18
LAST REV Date	Time
03/02/19	13:52:18
apro	
5608	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 065.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	529,200	0	6,896.	394,900	924,100	924,100	Year End Roll	12/18/2019
2019	104	FV	394,300	0	6,896.	366,700	761,000	761,000	Year End Roll	1/3/2019
2018	104	FV	394,300	0	6,896.	366,700	761,000	761,000	Year End Roll	12/20/2017
2017	104	FV	370,300	0	6,896.	321,600	691,900	691,900	Year End Roll	1/3/2017
2016	104	FV	370,300	0	6,896.	293,400	663,700	663,700	Year End	1/4/2016
2015	104	FV	330,700	0	6,896.	259,500	590,200	590,200	Year End Roll	12/11/2014
2014	104	FV	330,700	0	6,896.	245,400	576,100	576,100	Year End Roll	12/16/2013
2013	104	FV	343,800	0	6,896.	233,600	577,400	577,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERIKIOS PANAGI	51467-118		7/22/2008	Family		1	No		
KONTOS JOSEPHIN	45076-94		4/28/2005		575,000	No	No		
	11508-386		5/20/1968			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2011	126	Redo Kit	2,000					
6/8/2005	461	Redo Kit	10,000			G6	GR FY06	re-do bath also on

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
11/8/1999	Inspected	267	PATRIOT
10/8/1999	Measured	256	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good									OSP		SFL		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:										OSP	6	FFL		
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:										BMT	18	BMT		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:										(96)		(48)		
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good													
Color:	BROWN			A Kits:		Rating:														
View / Desir:				Frl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1929	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:	G12	Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	2								
Sec Int Wall:		%		Economic:				Additions:		1	5	2								
Partition:	T - Typical			Special:				Kitchen:	2005											
Prim Floors:	3 - Hardwood			Override:				Baths:												
Sec Floors:		%		Total:	18.6	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	170.00			Heating:												
Bsmnt Gar:	2			Size Adj.:	1.10103095			General:												
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES												
Insulation:	2 - Typical			Adj \$ / SQ:	183.432			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:	S			Other Features:	124500															
Heat Fuel:	2 - Gas			Grade Factor:	1.00															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000															
# Heat Sys:	2			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	649881															
% Com Wall:		% Sprinkled:		Depreciation:	120878				Juris. Factor:	1.00	Before Depr:	183.43								
				Deprecated Total:	529003				Special Features:	0	Val/Su Net:	124.71								
									Final Total:	529000	Val/Su SzAd:	227.23								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 065.0-0004-0004.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc	
More: N					Total Yard Items:				Total Special Features:							Total:				